

**Subject:** Fwd: SPBID

**From:** Robert Buente </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS /CN=C7B1814176124B59B21D8FDA30E507D8-BBUENTE>

**Date:** 09/06/2018 04:01 PM

**To:** Ellen Riotto <ellen@southpark.la>

Told you he was good

Robert Buente  
President/CEO  
1010 Development Corporation

Begin forwarded message:  
Lovellll

From: Sean Leonard <[sll@slleonard.com](mailto:sll@slleonard.com) <<mailto:sll@slleonard.com>> >  
Date: September 6, 2018 at 3:18:55 PM PD  
To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >  
Cc: "[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> " <[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> >, Christie Rice <[crice@slleonard.co](mailto:crice@slleonard.co) <<mailto:crice@slleonard.co>> >  
Subject: SPBID  
Lllpll

Hi Ellen,

A few issues to consider:

1. The contract form I suggested on the phone was the AIA A105 2017 Owner Contractor agreement. Please check if your counsel is OK with it or if they have a form agreement to use. I recommend getting it to the bidders to provide comment along with their bidsll

2. I don't think you will get responsive bids unless you address the MEP issues. Do you have any as builts or other information on existing HVAC, electrical and plumbing?

a. We could have the GCs bid the MEPs on a design/build basis, but they l for as builts and site tours. Have any GCs toured the site?

b. Design / build is cost efficient, but you may end up comparing apples with oranges, and it's pretty esoteric. There is an MEP engineer that we work with a lot that vide a design criteria and review submittals and installations. This would be less expensive than a fully engineered system, and much faster.

c. With the exposed ceilings, I assume you will want the low voltage wiring in conduits; just a note on the plans directing them to your server presumably in the electrical room.

3. You should use an IT vendor / contractor to pull cable rather than the electrician.

4. Any Audio Video needs in the open area?ll

5. It appears the street elevation is lower than the floor. Does the GC need

to lower the floor where the steps and ramp are shown?

6. Is the GC doing any work on the storefront?l

Just a few preliminary thoughts.

Sean

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The Excitement is Building!

Mm m